

## **Countyline Auto Center, Inc. / Lexus of Pembroke Pines**

### **Proposed Collision Center Addition**

#### **Request for Special Exception**

The City of Pembroke Pines Comprehensive Plan provides for a maximum floor area ratio (FAR) of 1.0 for nonresidential developments. FAR is defined as the gross floor area of all buildings or structures on a plot divided by the total plot area. The Comprehensive Plan requires a special exception approval by the City Commission for any nonresidential development with a FAR greater than .5 and up to 1.0. When the Lexus of Pembroke Pines proposed development is complete, the FAR for the Lexus of Pembroke Pines Site Plan will be 0.58. The applicant is requesting that the City Commission approve the FAR of 0.58 for the Lexus of Pembroke Pines Dealership. The Comprehensive Plan and the City Land Development Code ("Code") do not specify the criteria for granting this type of special exception request. In the absence of any criteria, the Applicant analyzed this request using the criteria specified in the City Code for other special exception uses.

- (1) The proposed use is compatible with the existing natural environment and community character of the properties within the immediate neighborhood.

The Lexus of Pembroke Pines is zoned General Business (B-3) and is on a parcel that has been designated for commercial use for many years. There are no existing natural environmental features on the property or in the surrounding area that would be impacted by the proposed special exception. The use is in an appropriate location along a major east-west roadway in the City. The proposed Lexus of Pembroke Pines collision center addition is for an existing use that has demonstrated through the existing operations that the use is compatible with the surrounding community character in the immediate neighborhood.

- (2) The proposed use is deemed desirable for public convenience, and not injurious or otherwise detrimental to the public health, safety, comfort and welfare.

The Countyline Auto Center, Inc. dealership existing at this location has been good corporate citizens for a number of years and has not created injurious or detrimental impacts to the public health, safety, comfort and welfare. Countyline Auto Center, Inc. had the opportunity to locate its high-end Lexus dealership in a number of communities in Broward County and chose the Pembroke Pines property that provides residents with the convenience of shopping for this very popular automobile brand within the City.

- (3) The design of the proposed use shall minimize adverse effects, including noise, light, dust or other potential nuisances, of the proposed use on adjacent property through the use of building orientation, setbacks, buffers, landscaping and other design criteria consistent with the city regulations to the greatest extent possible. Entire site shall be void of any pre-existing code violations.

The existing residential area to the north is approximately 570 feet from the north face of the dealership and is buffered by Pines Boulevard (a major highway). The existing residential area to the west is approximately 350 feet from the west face of the proposed

building. The existing residential to the south is approximately 150 feet from the south face of the building. The site plan provides for appropriate setbacks, landscaping and buffers as required by the B-3 general business zoning district and City Code. There are no current code violations on the property.

- (4) There are adequate parking areas and off street truck loading spaces (if applicable) consistent with the parking requirements of the Code, and the layout of the parking and vehicular use areas is convenient and conducive to safe and efficient operation consistent with the city standards to the greatest extent possible.

The site plan for the Lexus of Pembroke Pines collision center addition was reviewed by staff to ensure that it meets all of the applicable off street parking and loading requirements of the B-3 general business zoning district and City Code. All vehicular and pedestrian use areas were designed to provide safe and efficient circulation.

- (5) There will be adequate provisions for traffic movement, both vehicular and pedestrian internal to the use and adequate measures exist or shall be taken to provide ingress and egress to the proposed use, for both vehicles and pedestrian, in a manner that minimizes traffic congestion in the public streets, and the use may not result in a significantly greater amount of traffic on local streets than would result from a development permitted by right, performed through use of a traffic study.

The site plan for the Lexus of Pembroke Pines collision center addition was reviewed by staff to ensure that it meets all of the required standards for both vehicular and pedestrian movement on site. In addition, the access to the property is controlled by the non-vehicular access lines on the Pembroke Shores Plat as established by Broward County and FDOT. The main driveway for the dealership is on Pines Boulevard and there are secondary driveways on 160<sup>th</sup> Avenue. There is no direct access from the dealership to any residential street. The proposed building addition is for an accessory use on the property that will not impact local residential streets.

- (6) The land area must be sufficient, appropriate and adequate for the use and for any reasonably anticipated expansion thereof.

The proposed site plan for the Lexus of Pembroke Pines collision center addition demonstrates that all proposed improvements meet the applicable standards in the B-3 general business zoning district and City Code. Therefore, the subject property is sufficient, appropriate and adequate for the proposed renovation and expansion.